

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
AGENDA
March 16, 2016**

1. Call to Order:

7:00 p.m., Torrington City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT

2. Attendance/Announcement by Chairman:

3. Minutes for Approval:

a. 2/17/16

4. Old Business:

a. Enforcement Update

b. Site Plan 1177

Applicant: Panera, LLC; Dean DeNardi

Location: 1902 East Main Street

Proposal: Construct 390 square foot addition to existing Panera Bread, addition of drive thru.

5. New Business:

a. Location Approval and Site Plan 1183

Applicant: CAO Enterprises LLC

Location: 2101 Winsted Road

Proposal: Repairer's license, Location Approval (set public hearing date)

b. Special Exception 16-308

Applicant: Brian Butler

Location: 478 Norfolk Road

Proposal: Construct residential addition within front yard setback (set public hearing date)

c. Site Plan 1181

Applicant: Joselito Mateo

Location: 94 Washington Avenue, a/k/a 70 Central Avenue

Proposal: Change of Use to Grocery Store (former restaurant)

6. Public Hearings Scheduled for 7:30 p.m., Wednesday, March 16, 2016, City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT

- a. Special Exception 16-307
Applicant: The McCall Foundation, Inc.
Location: 417 Prospect Street
Proposal: Group Care Facility, 7 – 12 beds
- b. Proposed Zone Change
Applicant: Chon Escobar
Location: 23 Crestwood Road
Proposal: Zone Change, split zone on subject property, partial Local Business and partial R10s zone. Change parcel to entirely Local Business Zone
- c. Special Exception 16-306
Applicant: Christopher Wall
Location: 26 Prescott Street
Proposal: Professional Office Space in R6 zone (currently single family use)
- d. Zoning Regulations Amendment
Applicant: City of Torrington Planning and Zoning Commission
Proposal: Zoning Regulations, Amendments to Section 7.2, Flood Hazard Regulations

7. Public Hearing Scheduled for 7:30 p.m., Wednesday, April 27, 2016, City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT

- a. Special Exception 16-305 and Site Plan 1178
Applicant: Greenstone, LLC
Location: 70 North Street
Proposal: Special Exception for storage of more than 100 cubic yards of earth materials; and site plan for vehicle parking and equipment storage outside of enclosed structure

8. Adjournment: